

**ZONING BOARD OF ADJUSTMENT
AGENDA
TUESDAY, APRIL 19, 2016
9:00 A.M. – STUDY SESSION FOR BOARD MEMBERS-SITE VISITS
403 WILLOW AVENUE
4:00 P.M. – REGULAR MEETING
CITY COUNCIL CHAMBERS – 2ND FLOOR, CITY HALL
209 PEARL STREET, COUNCIL BLUFFS, IA 51503**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPTION OF AGENDA**
- 5. APPROVAL OF THE MARCH 15, 2016 MEETING MINUTES**
- 6. PROOF OF PUBLICATION/POSTING**
- 7. REVIEW OF MEETING PROCEDURES**
- 8. PUBLIC HEARINGS**

A. CASE #CU-16-005: Public hearing on the request of Michael Corcoran for a conditional use permit to change an existing nonconforming use (plumbing shop) to another, more restrictive nonconforming use (small engine repair) in an R-3/Low Density Multi-Family Residential District at 1109 North 15th Street, legally described as Lots 8 and 9, Block 6, Thompson's Addition.

B. CASE #CU-16-006: Public hearing on the request of B & B Real Estate Investments, LLC, represented by James Kaiser of Heartland Properties, for a conditional use permit to allow a salvage operation (concrete recycling) in an I-2/General Industrial District on property lying east of East Manawa Drive and south of the National Cooperative tank farm, legally described as a parcel of land being a portion of the SE1/4 NW1/4 of Section 18-74-43, City of Council Bluffs, Pottawattamie County, Iowa, being more fully described as follows: Commencing at the Southeast corner of said SE1/4 NW1/4, thence along the East line of said SE1/4 NW1/4 N00°14'33"W 908.9 feet to the North line of a parcel described in the Warranty Deed recorded in Book 2009, Page 14550 in the Pottawattamie County Recorder's Office, thence along said North line S89°19'21"W 246.31 feet to the True Point of Beginning; thence S06°42'11"E 554.36 feet, thence S89°19'21"W 582.19 feet, thence N00°40'39"W 551.30 feet to a point on said North line; thence along said North line N89°19'21"E 524.00 feet to the Point of Beginning. Said parcel contains an area of 7.00 acres, more or less.

- 9. OTHER BUSINESS**
 - A. Items of interest

- 10. ADJOURNMENT**

NOTE: If you have any comments or questions regarding this agenda, or if you are unable to attend this meeting, please contact the Community Development Department at 328-4630.